048.0	0006	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,175,500 / 1,175,500
					USE VALUE:	1,175,500 / 1,175,500
					ASSESSED:	1,175,500 / 1,175,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		HAYES ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GORMLEY BRENDAN & MONICA
Owner 2:	
Owner 3:	
Street 1:	29 OTTAWA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,315 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2927 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6315.000	682,800	5,100	487,600	1,175,500
Total Card	0.145	682,800	5,100	487,600	1,175,500
Total Parcel	0.145	682,800	5,100	487,600	1,175,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.61 | /Parcel: 401.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	34484
GIS Ref	
GIS Ref	
Insp Date	11/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 048.0-0006-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	682,900	5100	6,315.	487,600	1,175,600	1,175,600	Year End Roll	12/18/2019
2019	104	FV	511,300	5100	6,315.	518,000	1,034,400	1,034,400	Year End Roll	1/3/2019
2018	104	FV	511,300	5100	6,315.	377,900	894,300	894,300	Year End Roll	12/20/2017
2017	104	FV	480,200	5100	6,315.	329,100	814,400	814,400	Year End Roll	1/3/2017
2016	104	FV	480,200	5100	6,315.	280,300	765,600	765,600	Year End	1/4/2016
2015	104	FV	422,000	5100	6,315.	274,300	701,400	701,400	Year End Roll	12/11/2014
2014	104	FV	422,000	5100	6,315.	225,500	652,600	652,600	Year End Roll	12/16/2013
2013	104	FV	438,700	5100	6,315.	214,500	658,300	658,300		12/13/2012

!4108!

PRINT

Date	Time
12/10/20	19:11:00

LAST REV

Date	Time
04/09/19	15:38:23
apro	
4108	

USER DEFINED

Prior Id # 1:	34484
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSEN EVELYN/ET	1113-149		7/22/1993		245,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/28/2011	1194	Redo Kit	47,000					KIT BATH REPLACEME

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
5/7/2012	Info Fm Prmt	BR	B Rossignol
4/17/2009	Measured	372	PATRIOT
3/10/2000	Mailer Sent		
3/8/2000	Measured	197	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6315		Sq. Ft.	Site		0	80.	0.97	1									487,558						487,600	

Total AC/HA: 0.14497 | Total SF/SM: 6315 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 487,558 | Spl Credit | Total: 487,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04984760
Const Adj.:	0.98980200
Adj $ / SQ:	176.654
Other Features:	138000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	715768
Depreciation:	32925
Depreciated Total:	682843

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	13	BRs:	4	Baths:	2	HB					

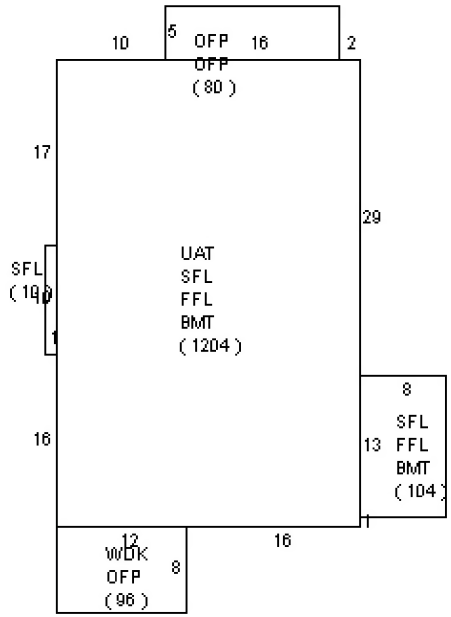
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	7	2	
Totals			
2	13	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	176.65
Special Features:	0	Val/Su Net:	148.86
Final Total:	682800	Val/Su SzAd	260.02

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,318	176.650	232,830
BMT	Basement	1,308	53.000	69,319
FFL	First Floor	1,308	176.650	231,063
UAT	Upper Attic	301	123.660	37,221
OFP	Open Porch	256	22.710	5,814
WDK	Deck	96	15.840	1,520
	Net Sketched Area:	4,587	Total:	577,767
Size Ad	2626	Gross Are	5490	FinArea 2927

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 048.0-0006-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100